

## **PLANNING COMMITTEE**

**Members Present:**

**13 September 2016**

**Chairperson:** Councillor R.G.Jones

**Vice Chairperson:** Councillor E.E.Jones

**Councillors:** D.W.Davies, Mrs.R.Davies, S.K.Hunt,  
H.N.James, D.Keogh, C.Morgan,  
Mrs.S.Paddison and R.Thomas

**Local Members** Councillors Mrs.S.Penry and Mrs.K.Pearson

**Officers In Attendance** S.Ball, K.Davies, T.Davies,  
Mrs.J.Woodman-Ralph, and Ms.C.Plowman

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1. **ANNOUNCEMENT**

It was with deep regret that the Chair advised the Committee of the death of Mr. Russell Ward, Chief Executive of Celtic Leisure and former Officer of Neath Port Talbot County Borough Council. As a mark of respect Members stood for a minute's silence.

2. **MEMBER'S DECLARATION**

The following Member made a declaration at the commencement of the meeting:-

Councillor Mrs.R.Davies	Application No. P2016/0468 – Proposed Block of 4 self contained flats, plus associated parking and engineering works – Car Park, Wembley, Neath. SA11 2AT as she was a member of the Board of NPT Homes.
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3. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 24 AUGUST 2016**

**RESOLVED:** That the Minutes of the Planning Committee held on the 24 August 2016 as circulated, be confirmed as a true record.

4. **APPLICATION NO: P2016/0271**

Members undertook a site visit prior to the Planning Committee to appraise themselves of the site and immediate context. At Committee, Members received a verbal update in that, due to the need to rectify identified inaccuracies in the submitted plans, the application be deferred for Officers to undertake a re-assessment.

(Note: An amendment sheet in relation to P2016/0271 was circulated prior to the meeting but was not considered due to the item being deferred).

**RESOLVED:** That Planning Application No. P2016/071 be deferred for further assessment and that an updated report be brought back for Members consideration in due course.

5. **APPLICATION NO: P2016/0468**

(Cllr.Mrs.R.Davies re-affirmed her interest at this point and withdrew from the meeting for this item only.)

Officers made a presentation to the Planning Committee on this Application as detailed in the circulated report with the following verbal update in that the eight Conditions should have been included in the circulated report as part of the recommendation:

**CONDITIONS**

*Time Limit Conditions*

*(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.*

*Reason*

*To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.*

#### *Approved Plans*

*(2) The development shall be carried out in accordance with the following approved plans and documents:*

*01A - Location Plan*

*(03)02L - Proposed Block Plan (Amended Plan Received 13/07/16)*

*(03)04 - Street Elevation*

*(03)102B - Elevations*

*(03)100B - Floor Plans*

*(00)02A - Topography*

*(03)03A - Site Section*

*(03)01 - Constraints*

#### *Reason*

*In the interests of clarity*

#### *Pre-Commencement Conditions*

*(3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.*

#### *Reason*

*In the interest of the visual amenity of the area.*

*(4) Prior to commencement of any works a full drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include the following.*

*. Means of disposing surface water and ground water during construction and during the temporary works*

*. Means of discharging the surface and ground water when the development is completed*

*. The approved drainage scheme shall ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected.*

*The works shall be carried out in accordance with the approved scheme and retained as such thereafter.*

*Reason To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.*

*(5) Prior to commencement of the development, a landscaping management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out accordingly and retained as such thereafter.*

*Reason*

*In the interest of biodiversity.*

#### *Regulatory Conditions*

*(6) The shared drive access, junction and rear car parking shall be carried out in accordance with drawing (03)02 Rev L and retained as such thereafter.*

*Reason*

*In the interest of highway and pedestrian safety.*

*(7) No surface water and land drainage run-off shall be allowed to connect or discharge either directly or indirectly to the public sewer system.*

*Reason*

*To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.*

*(8) There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site.*

*Reason*

*To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.*

Cllr.Mrs.S.Penry Local Ward Member addressed the Committee engaging in detailed discussion with Officers and Members.

**RESOLVED:** That the application P2016/0468 be deferred for further investigation into the planning history of the site to establish the history of its legitimate use for parking, and to review whether the transfer of land to NPT Homes included any restrictions or clauses relating to continuation of such legitimate use for parking.

6. **APPLICATION NO: P2016/0536**

Officers made a presentation to the Planning Committee on this Application as detailed in the circulated report.

Cllr.Mrs.K.Pearson Local Ward Member addressed the Committee engaging in detailed discussion with Officers and Members.

**RESOLVED:** That in accordance with Officers recommendations as detailed in the circulated report the Application No. P2016/0536 be refused.

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 16 AUGUST 2016 AND 6 SEPTEMBER 2016**

Members received a list of Planning Applications which had been determined between the 16 August and 6 September 2016.

**RESOLVED:** That the report be noted.

**CHAIRPERSON**